



PLANNING COMMISSION AGENDA

May 9, 2016

6:00 P.M. CITY HALL

I. ANNOUNCEMENTS:

II. MINUTES:

Approval of the April 11, 2016 Planning Commission Meeting Minutes
Approval of the April 18, 2016 Planning Commission Workshop Minutes
Approval of the May 6, 2016 Pre-Planning Commission Minutes

III. PUBLIC HEARING-SWEARING IN:

"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer, "I do".

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda)

A. PC16-113FSU, Final Subdivison Plat, Saratoga Village

The Applicant is requesting approval for the consolidation of Lot 1, 614 W Patrick Street, with Lot 2, 612 W Patrick Street in association with the final site plan for the parking lot expansion. (NAC #9)(Collard)

V. MISCELLANEOUS

B. Planning Commission Elections

VI. OLD BUSINESS

C. PC15-922PND, Master Plan, Nicodemus/Eastchurch

The Applicant is requesting approval for revisions to the previously approved Planned Neighborhood Development (PND) master plan application for the construction of 465 residential dwelling units along East Church Street. The purpose of the revision is to substitute 4.45 acres of multifamily units for attached, single family units/townhomes.

The Applicant is also requesting a modification to Section 607 of the Land Management Code (LMC) entitled, *Parking and Loading Standards*, in accordance with Section 410, *Planned Neighborhood Developments*. (NAC #7)(Reppert)

VII. NEW BUSINESS

D. PC15-997FSI/PSU, Combined Preliminary Subdivision Plat and Final Site Plan, Nicodemus/Eastchurch

The Applicant is requesting approval for revisions to the previously approved preliminary subdivision plat and final site plan for the portion of the Planned Neighborhood Development master plan subject to revised plan PC15-992PND in order to change the unit type from multifamily to townhomes. (NAC #7)(Reppert)

E. PC16-110FSU, Final Subdivision Plat, Maple Park, Lots 2 & 3

The Applicant is requesting approval of a final subdivision plat for the transfers of 2,394 square feet of land area from 1041 North Market Street to 2 West 12th Street. (NAC #7)(Mark)

F. PC15-916FSI, Final Site Plan, Saratoga Village

The Applicant is requesting final site plan approval for the installation of a ten-vehicle parking lot to serve the existing office use at 614 W Patrick Street.

The Applicant is also requesting approval of a modification to Section 605 of the Land Management Code (LMC) entitled, *Landscaping Standards*, and Section 607, *Parking Standards*.(NAC #9)(Collard)

G. PC15-397PSU, Preliminary Subdivision Plat, Belle Air Farm

The Applicant is requesting preliminary subdivision plan approval for the Belle Air Farm Planned Neighborhood Development (PND) in accordance with the approved master plan for 220 dwelling units located between Baughman's Lane and Bel Aire Lane.

The Applicant is also requesting modifications to Section 601(f) *Access Management*, Section 605(f) *Street Tree Landscaping Requirements*, and Section 611 *Street Improvement Standards*, of the Land Management Code (LMC) as well as approval to allow disturbance within the 100-foot floodplain protection setback. (Reppert)(NAC #5)

H. PC15-398FSL, Final Site Plan, Belle Air Farm

The Applicant is requesting final site plan approval for the Belle Air Farm Planned Neighborhood Development (PND), in accordance with Sections 309 of the Land Management Code (LMC) and the approved master plan for 220 dwelling units. (Reppert)(NAC #5)

I. PC15-399PFCP, Preliminary Forest Conservation Plan, Belle Air Farm

The Applicant is requesting approval of a preliminary forest conservation plan for the Belle Air Farm Planned Neighborhood Development in accordance with Section 721 of the Land Management Code (LMC) entitled, *Forest Conservation*.

J. PC16-240ZMA, Zoning Map Amendment, 1724 N Market Street

The Historic Preservation Commission is requesting approval of a zoning map amendment to place the Historic Preservation Overlay on the subject property, 1724 N Market Street. (NAC #7)(Mroszczyk Murphy)

Approved for release by One for One on 5/3/16

A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at www.cityoffrederick.com. The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at www.cityoffrederick.com. For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements. The City of Frederick Government does not discriminate on the basis of race, color, religion, sex, national origin, age, marital status, veteran status, disability, sexual orientation, gender identity, genetic information, or any other legally protected group in employment or in the provision of services.

